

**Chairperson**  
Bernard Frezza

**Vice-Chairperson**  
Anthony Pilozzi

**Secretary**  
Joseph Anzelone

**Counsel for the Board**  
Joseph Ballirano, Esq.



**Building Official**  
Bernard J. Nascenzi, C.B.O.

**Zoning Board Members**  
Richard Fascia  
Thomas Lopardo

**Alternate Board Members**  
Dennis Cardillo  
Albert Colannino

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181**

**AGENDA**  
**October 24, 2013**

Notice is hereby given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at **6:00 PM** at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, Rhode Island. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext 4068. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

**I. Roll Call**

**II. Minutes**

**III. Old Business**

**A. File 2011-19**

LOCATION: West Side Drive  
OWNER/APPLICANT: Joseph M. Driscoll Trust  
LOT: AP 46 — Lot 194; 28,148 sq. ft.; R-40 Zone  
EXISTING USE: Vacant Land  
PROPOSAL: Construct a 44' x 28' single family dwelling

**Dimensional Variance** petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	<b>40,000'</b>	<b>28,148'</b>	<b>11,852'</b>
	— FRONTAGE	<b>140'</b>	<b>40'</b>	<b>100'</b>
	— WIDTH	<b>140'</b>	<b>134'</b>	<b>6'</b>

**IV. New Business**

**A. File 2013-34**

LOCATION: Brown Avenue  
OWNER/ APPLICANT: John and Louise D'Amico  
LOT: AP 55 Lot 104; 44,372.5 sq. ft.; R-40 Zone  
EXISTING USE: Vacant  
PROPOSAL: Single Family Home with 16' x 24' deck, steps and railings and 8' x 14' 2<sup>nd</sup> floor deck

**Dimensional Variance** petitioned under Article XI § 340-71 Extension or enlargement of nonconforming use

**B. File 2013-35**

LOCATION: 11 Anson Brown Road  
 OWNER/ APPLICANT: David Lombardo  
 LOT: AP 46 Lot 99; 11,000 sq. ft.; R-40 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Single Family Dwelling with 2<sup>nd</sup> floor addition and rentable apartment over garage  
Dimensional Variance petitioned under Article III § 340-8 Table of Use Regulations section 2 and 3  
 and Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	40,000'	11,000'	29,000'
	LOT FRONTAGE	140'	80'	60'
	BUILDING HEIGHT	30'	35'	5'
	FRONT YARD	40'	20'	20'
	REAR YARD	75'	30'	45'
	RIGHT SIDE YARD	35'	25'	10'

**C. File 2013-36**

LOCATION: 1251 Atwood Ave  
 OWNER: Mary Raso  
 APPLICANT: Jamie Monello  
 LOT: AP 24 — Lot 35; 8,740 sq. ft.; R-15 Zone  
 EXISTING USE: Residential  
 PROPOSAL: Residential and Real Estate Office  
Special Use Permit petitioned under Article VII § 340.75 Special Use Permit and Article VIII § 340-42 (B) Signage Variance

**V. Adjourn**

*Per order of the Zoning Board of Review  
 Bernard Frezza, Chairman*